

Crossroads Special Business District Advisory Commission

MEETING MINUTES

APPROVED

MEETING DATE: Thursday, July 15, 2021
LOCATION: Zoom
CALLED TO ORDER: 8:04 AM
MEETING ADJOURNED: 8:52 AM
NEXT MEETING: Thursday, September 16, 2021

NAME	PRESENT	ABSENT
Bob Springer, Chair	X	
Heidi Butts-Wiegand	X	
Christi Johanningmeyer	X	
Joshua Tonnies		X
Kelly Ruesing	X	
Alison Kinderfather	X	
Chris Westmeyer	X	
Sarah Richardson, Council Liaison	X	
Eric Peterson, City Liaison	X	

Mara Perry – Director of Planning and Development, City of Webster Groves
Also in attendance: Fran Sudekum – Administrative Support

APPROVAL OF MINUTES – Motion to approve the April minutes was made by Kelly Ruesing, seconded by Heidi Butts-Wiegand, and unanimously approved.

STREETSCAPE UPDATE

City Council approved the full budget amount requested for the Streetscape Project in two parts. The second part/second year covers the new streetlamps. Mara Perry has notified St. Louis County that the funds have been approved, we'd like to move forward immediately, and please review the project and respond. As of yet, St. Louis County has not responded.

Mayor Gerry Welch and Council Member Laura Arnold had a positive meeting with Jim Knowles at St. Louis County to discuss the Crossroads District and issues with the intersection of Elm and Big Bend; there will be increased vehicle and pedestrian traffic at the intersection with the addition of the sixth grade Webster School District population being added to Hixson; making it a full middle school as well as other options for the project.

Mara shared the most recent map of the project (See Appendix A). There is no firm timeline to start the project, the funding is in this year's fiscal budget. In the new configure, there would be no time limits for on-street. Commission Members also discussed the treatment of Baker Avenue which doesn't fall under St. Louis County's purview as it's a Webster Groves street and not a County street. Baker appears as a two-way street in the drawing. In the past however; discussions were held and input from neighbors was gathered, traffic counts of existing traffic were compiled as whether to make Baker a one-way west-bound street. A temporary test of the one-way application with traffic counts was to have been implemented, however it has not taken place. The treatment of Baker would not hold up the Streetscape Project though as it would work with either two-way or one-way in the proposed map.

OLD BUSINESS

Business owner Tom Fettig instituted the changes he promised at the April meeting and parking issues have gotten a lot better as a result, "parking is great."

CITY UPDATE

- Le Macaron and DD Mau Vietnamese in Old Webster are open.
- Amy's Cake Pop Shop and Boozy Bites in Old Orchard has opened.
- Construction work continues on Union Bagels in Crossroads, Wingstop and Zushi in Yorkshire Plaza, and Total Access Urgent Care at Big Bend and Laclede Station.
- Betty's Books, a Manga comic bookstore will be in a portion of the former Gymboree location in Old Orchard.
- Euro Trash, an interior design firm, is going in Old Webster in the former Suburban Cleaners location next to Dewey's Pizza. They've put up new awnings, repainted, and uncovered the old Busy Bee Sign.
- Lona's Lil Eats in Old Orchard has withdrawn their request for personal reasons.
- Patterson Performing Arts' CUP using classroom space at Webster Groves Presbyterian Church was approved.
- A CUP for Play Daze daycare center for a new space in the Zeta Dell business neighborhood was continued at Plan Commission due to questions on parking.
- A CUP was received for a used car lot on Watson to be able to do repair work on vehicles is before Plan Commission.
- The Douglass Hill proposed redevelopment project had their second public hearing at Plan Commission; SG Collaborative made a presentation and answered Plan Commission questions. The process continues to the August meeting with more detailed analysis and additional public comments.
- A TIF Commission related to the Douglas Hill proposed redevelopment project in N. Old Webster is looking for potential Commission Members.
- Construction continues for the new Fire Station #2
- Construction continues on the additions and changes at Hixson Middle School adding the sixth grade to the student population. The addition of sixth grade will increase the pedestrian traffic going to the school.
- Various schools in the Webster Groves School District also continue their construction for ADA and safety issues.
- Before the City Council are text amendments in C and D Commercial Districts to address multi-family as a permitted use with a specific set of regulations, such as setbacks, height, intensity of use, buffers, and required parking. Developers could then put in commercial on the first floor and residential on the second floor at for example the former Subaru
- Proposition #1 will be on the August ballot. City Council approved code amendment changes in the A4 residential zone for two-family homes with restrictions. A referendum was brought forward to appeal the change, City Council voted keep it in place, which resulted in a public vote. A No vote keeps the changes and a Yes votes overturns them. State law requires specific wording on referendums, so the wording on the ballot was changed to the yes/no format by the Board of Elections to comply with state law. Information, videos, Q&A's are available on the City website. This would include A4 homes that are also in a historic district, just have to follow the process.
- The Public Works Department has moved to the City's Service Center on Waymire.
- The Planning and Development Department has moved to the east side of City Hall in the space vacated by the Public Works Department.
- The Planning and Development Department hired a new building inspector and will also be hiring an additional administrative position.
- Eric Peterson is now the staff liaison for the Old Orchard Special Business District Advisory Commission as well as the Old Webster, Crossroads, and the Business Development Commissions. Mara Perry will still be available to the Commissions as needed. Mr. Peterson has worked in economic development and with the downtown districts and associations. He is here to help. In addition, Mr. Peterson is working on the after-action Community Days 4th of July Parade, so if any Commission Members have post-Community Days 4th of July Parade issues or concerns, please let him know.

Adjourned – Meeting adjourned at 8:52 AM.

APPENDIX A



CROSSROAD SPECIAL BUSINESS DISTRICT IMPROVEMENTS WEBSTER GROVES, MISSOURI CONCEPTUAL LAYOUT

LEGEND

CONCRETE ISLAND/BUMPOUT	
CONCRETE SIDEWALK	
CURB RAMPS	
CONCRETE APPROACH	
CURB	
ASPHALT PAVING	

